

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**  
**300 Quarropas Street**  
**White Plains, NY 10601**

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IN RE: 85 Flatbush RHO Mezz LLC

CASE NO.: 20-23280-shl

Social Security/Taxpayer ID/Employer ID/Other Nos.: CHAPTER: 11  
84-2696184

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**NOTICE OF CASE REASSIGNMENT**

The above referenced case was reassigned to Judge Sean H. Lane on July 1, 2022 for administration. Please style all future captions with the appropriate judicial suffix (shl ).

Dated: July 1, 2022

Vito Genna  
Clerk of the Court

## Certificate of Notice Pg 2 of 5

United States Bankruptcy Court

Southern District of New York

In re:

85 Flatbush RHO Mezz LLC

Debtor

Case No. 20-23280-shl

Chapter 11

District/off: 0208-7

User: admin

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Date Rcvd: Jul 01, 2022

Form ID: 144

Total Noticed: 40

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- ## Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 03, 2022:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ 85 Flatbush RHO Mezz LLC, c/o GC REALTY ADVISORS, LLC, 3284 N 29th Court, Hollywood, FL 33020-1320
7797432	+ 85 FLATBUSH AVENUE 1 LLC, 520 MADISON AVENUE, SUITE 3501, NEW YORK, NY 10022-4434
7797433	+ 85 FLATBUSH RHO HOTEL LLC, C/O GC REALTY ADVISORS, 3284 N 29TH COURT, HOLLYWOOD, FL 33020-1320
7797294	+ 85 Flatbush Avenue 1 LLC, c/o Kriss & Feuerstein LLP, 360 Lexington Avenue, Suite 1200, New York, New York 10017-6502
7830496	+ 85 Flatbush Mezz LLC, 560 Mission Street, Suite 3100, San Francisco, CA 94105, 1 94105-2992
7797434	+ CON EDISON, P.O. BOX 1701, NEW YORK, NY 10116-1701
7799840	+ CONSOLIDATED EDISON COMPANY OF NEW YORK, INC, BANKRUPTCY GROUP, 4 IRVING PLACE 18TH FL, NEW YORK, NY 10003-3502
7797435	+ CORP. COUNSEL FOR NYC, 100 CHURCH STREET, NEW YORK, NY 10007-2668
7834263	+ Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808-1674
7834984	+ EEMD Inc., 9 Waccabuc River Lane, South Salem, NY 10590-1117
7953373	+ Fair Harbor Capital, LLC, Ansonia Finance Station, PO Box 237037, New York, NY 10023-0028
7834985	+ Green & White Boutique Linen, 410 Garibaldi Avenue, Lodi, NJ 07644-3763
7953396	+ House of Kooser, 416 Kent Ave, 1405, Brooklynn, NY 11249-6216
7953397	+ ID Cleaners & Carpeting, 167 Madison Ave, New York, NY 10016-5430
7797909	+ Jerry A. Montag, Esq., SEYFARTH SHAW LLP, 620 Eighth Avenue, New York, NY 10018, (212) 218-5500 jmontag@seyfarth.com 10018-1618
7825129	+ John Mini Distinctive Landscapes, 250 Brenner Drive, Congers, NY 10920-1304
7797437	+ KRISS & FEUERSTEIN, 360 LEXINGTON AVENUE, SUITE 1200, NEW YORK, NY 10017-6555
7797438	+ LIPA RUBIN, 860 BEDFORD AVENUE, BROOKLYN, NY 11205-2859
7834574	+ Mariel A. Colon Miro, 60 Duffield Street, Apt. 8A, Brooklyn, NY 11201-2270
7797439	+ NATIONAL GRID, P.O. BOX 11741, NEWARK, NJ 07101-4741
7797442	+ OFFICE OF THE ATTY GEN, 28 LIBERTY ST., NEW YORK, NY 10005-1400
7849840	+ Office of Administrative Trials and Hearing/ ECB, OATH 100 Church Street 12th Floor, New York 10007-2620
7836277	+ Oracle America, Inc., c/o Shawn M. Christianson, Esq., 425 Market St., Suite 2900, San Francisco, CA 94105-2491
7906633	+ Sarah M. Schrag, Dentons US LLP, 1221 Avenue of the Americas, 25th Floor, New York, New York 10020-1001
7953398	+ T-Y Group LLC, PO Box 538033, Atlanta, GA 30353-8033

TOTAL: 25

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	Email/Text: nys.dtf.bncnotice@tax.ny.gov	Jul 01 2022 19:50:00	N.Y. State Dept. Of Taxation And Finance, Bankruptcy/Special Procedures Section, P.O. Box 5300, Albany, NY 12205-0300
smg	Email/Text: labor.sm.ui.bankruptcy@labor.ny.gov	Jul 01 2022 19:48:00	N.Y. State Unemployment Insurance Fund, P.O. Box 551, Albany, NY 12201-0551
smg	+ Email/Text: DOFBankruptcy@finance.nyc.gov	Jul 01 2022 19:49:00	New York City Department of Finance, Office of Legal Affairs, 375 Pearl Street, 30th Floor, New York, NY 10038-1442
smg	Email/Text: nys.dtf.bncnotice@tax.ny.gov	Jul 01 2022 19:50:00	New York State Tax Commission, Bankruptcy/Special Procedures Section, P.O. Box 5300, Albany, NY 12205-0300

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smg	+ Email/Text: DOFBankruptcy@finance.nyc.gov	Jul 01 2022 19:49:00	Parking Violations Bureau, 210 Joralemon Avenue, Brooklyn, NY 11201-3743
smg	+ Email/Text: USANYS.Bankruptcy@usdoj.gov	Jul 01 2022 19:48:00	United States Attorney's Office, Southern District of New York, Attention: Tax & Bankruptcy Unit, 86 Chambers Street, Third Floor, New York, NY 10007-1825
smg	Email/Text: DPS-CivilBankruptcy@westchestergov.com	Jul 01 2022 19:49:00	Westchester County Sheriff's Dept., Room L 217, 110 Dr. Martin Luther King Blvd., White Plains, NY 10601-2519
7797436	Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 01 2022 19:49:00	INTERNAL REVENUE SERVICE, PO BOX 7346, PHILADELPHIA, PA 19101-7346
7858675	Email/Text: avogel@manhattanbeer.net	Jul 01 2022 19:48:00	Manhattan Beer Distributors, LLC, 955 East 149th Street, Bronx, NY 10445
7797440	+ Email/Text: nys.dtf.bncnotice@tax.ny.gov	Jul 01 2022 19:50:00	NY STATE DEPT. OF FINANCE, ATTN: BANKRUPTCY SPECIAL, PO BOX 5300, ALBANY, NY 12205-0300
7797441	+ Email/Text: DOFBankruptcy@finance.nyc.gov	Jul 01 2022 19:49:00	NYC DEPT. OF FINANCE, 345 ADAMS STREET, 3RD FL., ATTN: LEGAL AFFAIRS, BROOKLYN, NY 11201-3739
7870193	+ Email/Text: DOFBankruptcy@finance.nyc.gov	Jul 01 2022 19:49:00	NYC Department of Finance, Legal Affairs, Collection Unit-Real Property Taxes, 375 Pearl Street, 30th Fl., New York, New York 10038-1442
7818457	+ Email/Text: apbankruptcy@nationalgrid.com	Jul 01 2022 19:51:00	National Grid, 300 Erie Boulevard West, Syracuse, NY 13202-4250
7849467	+ Email/Text: DOFBankruptcy@finance.nyc.gov	Jul 01 2022 19:49:00	New York City Dept of Finance, Office of Legal Affairs Collection Unit, Office of Legal Affairs-Collection Unit, 375 Pearl Street, 30th Floor, New York, NY 10038-1442
7797443	+ Email/Text: USANYS.Bankruptcy@usdoj.gov	Jul 01 2022 19:48:00	US ATTY OFFICE -SDNY, 86 CHAMBERS STREET, ATTN: TAX AND BANKRUPTCY, NEW YORK, NY 10007-1825

TOTAL: 15

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
smg	*	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
smg	*+	United States Attorney's Office, Southern District of New York, Attention: Tax & Bankruptcy Unit, 86 Chambers Street, Third Floor, New York, NY 10007-1825
7953395	##+	Hardvard Stars Inc, 38 West 32nd St 1605, New York, NY 10001-3851

TOTAL: 0 Undeliverable, 2 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 03, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 1, 2022 at the address(es) listed below:

Name	Email Address
Andrea Beth Schwartz	on behalf of U.S. Trustee United States Trustee andrea.b.schwartz@usdoj.gov
Benjamin Stephen Owen Paull	on behalf of Creditor TH Holdco LLC ben.paull@friedfrank.com managingattorneysdepartment@friedfrank.com
Benjamin Stephen Owen Paull	on behalf of Defendant TH Holdco LLC ben.paull@friedfrank.com managingattorneysdepartment@friedfrank.com
Emilie Cooper	on behalf of Creditor TH Holdco LLC emilie.cooper@friedfrank.com managingattorneysdepartment@friedfrank.com
Emilie Cooper	on behalf of Defendant TH Holdco LLC emilie.cooper@friedfrank.com managingattorneysdepartment@friedfrank.com
Enid Nagler Stuart	on behalf of Creditor New York State Department Of Taxation and Finance enid.stuart@ag.ny.gov leo.gagion@ag.ny.gov
Fred B. Ringel	on behalf of Debtor 85 Flatbush RHO Hotel LLC fringel@leechtishman.com
Fred B. Ringel	on behalf of Debtor 159 Broadway Member LLC fringel@leechtishman.com
Fred B. Ringel	on behalf of Debtor 85 Flatbush RHO Residential LLC fringel@leechtishman.com
Fred B. Ringel	on behalf of Unknown 85 Flatbush RHO Hotel LLC fringel@leechtishman.com
Fred B. Ringel	on behalf of Debtor 85 Flatbush RHO Mezz LLC fringel@leechtishman.com
Fred B. Ringel	on behalf of Unknown 85 Flatbush RHO Residential LLC fringel@leechtishman.com
Hugh H. Shull, III	on behalf of Unknown NYC Dept of Fin. and Water Board hughs@law.nyc.gov hhshull@gmail.com
J. Ted Donovan	on behalf of Plaintiff 85 Flatbush Mezz LLC TDonovan@GWFGlaw.com
J. Ted Donovan	on behalf of Creditor 85 Flatbush Mezz LLC TDonovan@GWFGlaw.com
Jerold C. Feuerstein	on behalf of Interested Party 159 Broadway 1 LLC jfeuerstein@kandflp.com skossar@kandflp.com;litigation@kandflp.com;cvalenzuela@kandflp.com;dzinman@kandflp.com
Jerold C. Feuerstein	on behalf of Interested Party 85 Flatbush Avenue 1 LLC jfeuerstein@kandflp.com skossar@kandflp.com;litigation@kandflp.com;cvalenzuela@kandflp.com;dzinman@kandflp.com
Jerold C. Feuerstein	on behalf of Creditor 85 Flatbush Avenue 1 LLC jfeuerstein@kandflp.com skossar@kandflp.com;litigation@kandflp.com;cvalenzuela@kandflp.com;dzinman@kandflp.com
Jerry A. Montag	on behalf of Creditor 85 Flatbush Mezz LLC jmontag@seyfarth.com Nycmanagingclerksoffice@seyfarth.com
Jerry A. Montag	on behalf of Creditor 159 Broadway Mezz LLC jmontag@seyfarth.com Nycmanagingclerksoffice@seyfarth.com
Kevin J. Nash	on behalf of Plaintiff 85 Flatbush Mezz LLC kjnash@gwfglaw.com kjnash@gwfglaw.com
Lauren M. Macksoud	on behalf of Creditor TH Holdco LLC lauren.macksoud@dentons.com docket.general.lit.wdc@dentons.com
Lori A. Schwartz	on behalf of Unknown 85 Flatbush RHO Residential LLC lschwartz@leechtishman.com
Lori A. Schwartz	on behalf of Debtor 85 Flatbush RHO Mezz LLC lschwartz@leechtishman.com

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Lori A. Schwartz

on behalf of Debtor 85 Flatbush RHO Hotel LLC lschwartz@leechtishman.com

Lori A. Schwartz

on behalf of Debtor 85 Flatbush RHO Residential LLC lschwartz@leechtishman.com

Lori A. Schwartz

on behalf of Unknown 85 Flatbush RHO Hotel LLC lschwartz@leechtishman.com

Michael Kwiatkowski

on behalf of Creditor Consolidated Edison Company of New York Inc. mkwiatkowski@cullenanddkman.com, lgomez@cullenanddkman.com

Michael Ryan Pinkston

on behalf of Creditor 85 Flatbush Mezz LLC rpinkston@seyfarth.com jmcdermott@seyfarth.com,5314522420@filings.docketbird.com,bankruptcydocket@seyfarth.com

Michael Ryan Pinkston

on behalf of Creditor 159 Broadway Mezz LLC rpinkston@seyfarth.com jmcdermott@seyfarth.com,5314522420@filings.docketbird.com,bankruptcydocket@seyfarth.com

Sarah M. Schrag

on behalf of Creditor TH Holdco LLC sarah.schrag@dentons.com

Scott Anthony Griffin

on behalf of Interested Party Daryl Hagler sgriffin@grifflegal.com Kwarren@grifflegal.com

Shawn M. Christianson

on behalf of Creditor Oracle America Inc. schristianson@buchalter.com, cmcintire@buchalter.com

Thomas R. Slome

on behalf of Creditor Consolidated Edison Company of New York Inc. tslome@cullenanddkman.com, cmohan@cullenanddkman.com

United States Trustee

USTPRegion02.NYECF@USDOJ.GOV

TOTAL: 35